



# WESTFIELD-WASHINGTON

## ADVISORY PLAN COMMISSION

### FIRST MEETING

September 7, 2010

1008-DP-07 1008-SPP-01

<b>PETITION NUMBER:</b>	1008-DP-07 & 1008-SPP-01	
<b>SUBJECT SITE ADDRESS:</b>	441 South Union Street	
<b>PETITIONER:</b>	J.C. Hart Company	
<b>REPRESENTATIVE:</b>	Jon Dobosiewicz, Nelson & Frankenberger, PC	
<b>REQUEST:</b>	Development Plan and Preliminary Plat Review for 238 multi-	
<b>CURRENT ZONING:</b>	Union Street Flats PUD	
<b>CURRENT LAND USE:</b>	Vacant	
<b>APPROXIMATE ACREAGE:</b>	18.5	
<b>EXHIBITS:</b>	1. Staff Report	
	2. Aerial Location Map	
	3. TAC Letter	
	4. Petitioner's Plans	
<b>STAFF REVIEWER:</b>	Kevin M. Todd, AICP	
<b>ZONING HISTORY</b>	0903-PUD-03	Change in zoning by The J.C. Hart Company of 18.5 acres from MF-1 and EI to the Union Street Flats PUD. <i>Approved.</i>

### **PETITION HISTORY**

This petition was reviewed by the Technical Advisory Committee on July 20, 2010. It is scheduled to be considered at a public hearing on August 2, 2010 at the Advisory Plan Commission (the "APC") Meeting.

### **PROCEDURAL**

- Requests for Development Plan Review and Preliminary Plat Review are required to be considered at a public hearing. The public hearing for this petition will be held on August 2, 2010 at the Advisory Plan Commission meeting.
- The primary purpose of the First Monthly Meeting is to hold public hearings, for the petitioner to comment on its petition, and for the APC members to ask questions and identify issues the petitioner should address prior to the APC taking action on the petition.
- Notice of the August 2, 2010 public hearing was provided in accordance with the APC Rules of Procedure.



## **PROJECT DESCRIPTION**

The proposed development plan is for the construction of a 238 unit multi-family apartment complex on approximately 18.5 acres, located on the west side of Union Street, just north of the future South Street extension (the “Property”). The petitioner’s plans call for 92 one-bedroom, 134 two-bedroom, and 12 three-bedroom units within twenty (20) residential buildings (the “Project”). Elevation renderings depict four (4) different building types. Two of the building types having two different elevation styles. The residential buildings will be three stories in height, with the exception of the two two-story buildings abutting South Union Street. All residential buildings have first-floor garages integrated into the rear elevation of each structure.

The plans include a clubhouse with a swimming pool, gathering room, indoor gym, and exercise facility. Pathways and trails are also included in the amenities package. A 12-foot, multi-use trail will run north-south, adjacent to the Anna Kendall Creek, and provide pedestrian access to the Midland Trace Trail and downtown Westfield.

## **DEVELOPMENT REQUIREMENTS**

	<b><u>PROPOSED</u></b>	<b><u>STATUS</u></b>
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### **UNION STREET FLATS PUD STANDARDS**

#### **Section 3.2 – Specific Development Requirements**

A. Permitted Uses	Multi-Family	Compliant
B. Minimum Lot Area	NA	NA
C. Minimum Lot Frontage on Road	NA	NA
D. Maximum Number of Dwellings –		
• 250 Dwellings	238 Dwellings	Compliant
• Maximum number of 3-Bedroom Dwellings not to exceed 20% of overall total	5%	Compliant
E. Minimum Development Plan Area – Include floodplain in first DP	Floodplain depicted	Compliant
F. Minimum Open/Green Space Area - 25% of the District	Nearly 50% of property preserves	Compliant
G. Minimum Setback Lines/Distance Between Buildings – Compliance with Indiana State Building Code	Shortest distance between buildings on the plan is 15’	Compliant
H. Project Perimeter Building Setbacks (minimum)		
H1. 20 Feet Along Union Street	26. 9’	Compliant
H2. 10 Feet Along all other Public Street	10’	Compliant



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	H3. 10 Feet Along the North Perimeter of the Real Estate	10'	Compliant
	H4. 10 Feet Along the East Perimeter of the Real Estate other than Union Street Frontage	10' 4"	Compliant
	H5. 10 Feet Along the South Perimeter of the Real Estate	20' 6"	Compliant
	H6. The Eastern most Floodway Limits of the Anna	Acknowledged	Compliant
I. Maximum Building Height –			
	• 40 Feet	40 Feet	Compliant
	• Building 1 and 21 (along Union Street) shall be	Two Stories	Compliant
J. Minimum Square Footage per Dwelling Unit -			
	• 650 Square Feet – One Bedroom Unit	692-743 square feet	Compliant
	• 800 Square Feet – Two Bedroom Unit	981-1170 square	Compliant
	• 1000 Square Feet- Three Bedroom Unit	1217-1481 square	Compliant
K. Architectural Standards and Building Materials for all Primary Buildings			
	K1a. Building Elevation to Conform with Exhibits in Union Street Flats PUD	Elevations generally conform to PUD	Compliant
	K1b. Masonry on Front Elevations	Masonry of Front	Compliant
	K1c. Surface Area of Remaining Elevations shall have	Brick, Fiber Cement	Compliant
	K1d. Structures shall utilize a minimum of two exterior building materials	Minimum of two materials used per	Compliant
	K1e. Building elevations of similar floor-plans shall have a variety of style, massing and use of materials and detailing of elements such a porches and entry-ways	Variety of style, massing and use of materials	Compliant
	K1g. Each building shall have a minimum of two different elevation styles	Alternate elevation styles provided	Compliant
	K1h. Two buildings fronting Union Street: two-stories and match scale of existing structures along street; grouped together; create a gateway	Matches PUD Exhibits	Compliant
	K1j. Side elevations of buildings 8 and 12 to conform to Exhibit F-1 of Union Street Flats PUD	Matches PUD Exhibits	Compliant
	K1k. Side elevations of buildings 13 and 14 to conform to Exhibit F-2 of Union Street Flats PUD	Matches PUD Exhibits	Compliant
	K2. Windows shall have shutters or architectural treatment	Treatment depicted	Compliant



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	K3. Roof pitch of front and sides of main roof shall be 6/12 minimum	6/12 pitch minimum	Compliant
	K4. Roof Overhangs sized to match building style	Overhangs match	Compliant
	K5. Roof vents shall be located to rear half of building when possible and color to match roofing material	Roof vents located along ridge of roof	Compliant
<b>Section 3.3 - Amenities</b>			
	A. Amenities to include: Clubhouse with basketball gym, pool, integrated trail and sidewalk system	Clubhouse included	Compliant
<b>Section 4.1 – Off-Street Parking</b>			
<b>A. Required Spaces</b>			
	A1. One parking space per bedroom of each dwelling (386 total bedrooms)	Off Street: 258 Garage: 152 Total: 410	Compliant
	A2. Minimum number of garage spaces = 60% of total number of dwelling units (142 required)	152 Spaces	Compliant
	A3. Two parking spaces for every 1,000 square feet of non-residential uses (8 spaces)	8 spaces	Compliant
<b>D. Size</b>			
•	9 feet x 18 feet	9' x 18'	Compliant
•	Vertical clearance: 7 feet minimum	7 foot clearance, minimum	Compliant
•	Parallel parking: 22 feet in length	22'	Compliant
•	Aisle width: 24 feet in width	24'	Compliant
•	Internal drives aisle width with parallel parking on both sides: 36 feet	37'	Compliant
E. Access - Off street parking spaces to open directly to aisle or driveway		Parking spaces open directly to	Compliant
F. Curbs – Concrete curbs required throughout		Curbs depicted	Compliant
G. Surfacing - Compacted stone or gravel base, paved no less than 4 inches thick		6" composite aggregate	Compliant
H. Lighting – Adequate illumination over the parking lot			Staff working with petitioner to ensure compliance



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## **Section 4.2 – Bicycle Parking**

A. Bicycle parking designed to hold 10 bikes will be provided at the clubhouse and intersection of trail and development area walk	10 bicycle parking spaces at clubhouse and trail intersection	Compliant
B. Bicycle parking designed to hold 2 bikes; distributed in 6 location throughout the development	6 locations with 2 bicycle parking	Compliant

## **Section 5.2 – Development Plan Review**

A1a. Site access location complies with WPWD Construction Standards	Coordinate with WPWD	NA
A1b. Safe and efficient access locations to and from site (vehicles and pedestrians)	Vehicular access to site via Union Street and future South Street extension; pedestrian trail system along Anna Kendall Drain	Compliant
Alc. Site circulation creates safe and efficient movement in and around development	Private drive access and extensive paths/walkways	Compliant

## **Section 8 -- Landscaping** (including Section 3.2, L; Section 8.5; Section 8.6; Section 8.7 and Section 8.8)

<b><u>Standard</u></b>	<b><u>Required Amount</u></b>	<b><u>Proposed Amount</u></b>	<b><u>Status</u></b>
<b><u>On-Site</u> (238 units)</b>			
Shade Tree	476	139	-337 *
Ornamental/Evergreen Trees	238	177	-61 *
Shrubs	952	875	-77 *

*\* NOTE -- The petitioner will be completing a tree preservation inventory for a floodway mitigation plan. The inventory will be submitted no later than September 23, 2010. It is anticipated that the preservation credits gained from this inventory will satisfy any outstanding on-site planting requirements. Staff recommends that final approval of the landscaping plan be delegated to staff, pending completion and approval of the tree preservation plan.*

## **Road Frontage**

Buffer Yard plantings supersede	NA	NA	NA
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### Buffer Yards

#### a. Union Street (283')

Buffer Yard	5'	5'	Compliant
Evergreen Trees	10	2 Shade = 4 EvT; 16 Orn = 16 EvT = 20 EvT	Compliant
Evergreen Shrubs (EvS)	48	48	Compliant

#### b. South Street (445')

Buffer Yard	50' (pre-ROW)	50'	Compliant
Evergreen Trees	15	8 Shade = 16 EvT; 6 Orn = 6 EvT = 32 EvT	Compliant
Evergreen Shrubs	75	50 EvS; 9 EvT = 27 EvS = 77 EvS	Compliant

#### c1. South Perimeter (East) (255')

Buffer Yard (w/ fence) (155')	5' ( <i>reduced because of fence</i> )	5'	Compliant
Buffer Yard (w/o fence) (100')	10'	10'	Compliant
Evergreen Trees	9	6 Shade = 12 EvT	Compliant
Evergreen Shrubs	17	17	Compliant

#### c2. South Perimeter (Central) (110')

Buffer Yard (w/ fence)	5' ( <i>reduced because of fence</i> )	5'	Compliant
Evergreen Trees	4	4 Shade = 8 EvT	Compliant
Evergreen Shrubs	None if fenced	Fence	Compliant

#### c3. South Perimeter (West) (65')

Buffer Yard	10'	10'	Compliant
Evergreen Trees	3	2 Shade = 4 EvT	Compliant
Evergreen Shrubs	11	4 EvT = 12 EvS	Compliant

#### d1. North Perimeter (East) (240')

Buffer Yard (w/ fence) (150')	5' ( <i>reduced because of fence</i> )	5'	Compliant
Buffer Yard (w/o fence) (90')	10'	10'	Compliant
Evergreen Trees	8	5 Shade = 10 EvT	Compliant
Evergreen Shrubs	15	15	Compliant



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<b>d2. North Perimeter (West) (355')</b>					
	Buffer Yard (w/ fence)	5' ( <i>reduced because of fence</i> )	5'	Compliant	
	Evergreen Trees	12	12 Shade = 24 EvT	Compliant	
	Evergreen Shrubs	None if fenced	Fence	Compliant	
<b>e1. East Perimeter (North) (70')</b>					
	Buffer Yard (w/ fence)	5' ( <i>reduced because of fence</i> )	5'	Compliant	
	Evergreen Trees	3	2 Shade = 4 EvT	Compliant	
	Evergreen Shrubs	None if fenced	Fence	Compliant	
<b>e2. East Perimeter (Central) (100')</b>					
	Buffer Yard (w/ fence)	5' ( <i>reduced because of fence</i> )	5'	Compliant	
	Evergreen Trees	4	3 Shade = 6 EvT	Compliant	
	Evergreen Shrubs	None if fenced	Fence	Compliant	
<b>e3. East Perimeter (South) (125')</b>					
	Buffer Yard (w/ fence) (110')	5' ( <i>reduced because of fence</i> )	5'	Compliant	
	Buffer Yard (w/o fence) (15')	10'	10'	Compliant	
	Evergreen Trees	5	5 Shade = 10 EvT	Compliant	
	Evergreen Shrubs	3	3	Compliant	



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## Interior Parking (89,994 sq.ft.)

Interior Parking Area = 5%	4,500 sq.ft.	7,775 sq.ft.	Compliant	
Trees	22	43	Compliant	
Shrubs	88	201	Compliant	

## Perimeter Parking

Buffer Yard plantings supersede	NA	NA	NA	

## Building Base Plantings (Section 3.2, L)

		<u>REQ</u>	<u>HAVE</u>	<u>STATUS</u>	
	Building 1 = 8 Units				
	Trees	4	13	Compliant	
	Shrubs	16	45	Compliant	
	Building 2 = 10 Units				
	Trees	5	8	Compliant	
	Shrubs	20	29	Compliant	
	Building 3 = 11 Units				
	Trees	6	11	Compliant	
	Shrubs	22	29	Compliant	
	Building 4 = 10 Units				
	Trees	5	5	Compliant	
	Shrubs	20	28	Compliant	
	Building 5 = 16 Units				
	Trees	8	8	Compliant	
	Shrubs	32	34	Compliant	
	Building 6 = 16 Units				
	Trees	8	13	Compliant	
	Shrubs	32	32	Compliant	
	Building 7 = 16 Units				
	Trees	8	8	Compliant	
	Shrubs	32	32	Compliant	





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	Building 8 = 11 Units				
	Trees	6	6	Compliant	
	Shrubs	22	29	Compliant	
	Building 9 = 10 Units				
	Trees	5	6	Compliant	
	Shrubs	20	28	Compliant	
	Building 10 = 11 Units				
	Trees	6	10	Compliant	
	Shrubs	22	34	Compliant	
	Building 11 = 10 Units				
	Trees	5	6	Compliant	
	Shrubs	20	28	Compliant	
	Building 12 = 11 Units				
	Trees	6	6	Compliant	
	Shrubs	22	29	Compliant	
	Building 13 = 11 Units				
	Trees	6	8	Compliant	
	Shrubs	22	29	Compliant	
	Building 14 = 11 Units				
	Trees	6	9	Compliant	
	Shrubs	22	29	Compliant	
	Building 15 = 16 Units				
	Trees	8	12	Compliant	
	Shrubs	32	33	Compliant	
	Building 16 = 16 Units				
	Trees	8	13	Compliant	
	Shrubs	32	32	Compliant	
	Building 17 = 10 Units				
	Trees	5	7	Compliant	
	Shrubs	20	20	Compliant	
	Building 18 = 16 Units				



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	Trees	8	12	Compliant	
	Shrubs	32	32	Compliant	
	Building 19 = 10 Units				
	Trees	5	7	Compliant	
	Shrubs	20	29	Compliant	
	Building 20 = 8 Units				
	Trees	4	13	Compliant	
	Shrubs	16	45	Compliant	
	Clubhouse				
	North (105')				
	Trees	4	4	Compliant	
	Shrubs	18	18	Compliant	
	East (110')				
	Trees	4	4	Compliant	
	Shrubs	19	22	Compliant	
	South (35')				
	Trees	2	2	Compliant	
	Shrubs	6	10	Compliant	
	<b><u>Plant Materials</u></b>	<b><u>Proposed (Y/N)</u></b>			
	Minimum of 3 Shade Tree species	Y			
	Minimum of 3 Shrub species	Y			
	Magnolia	Y			
	Redbud	N			
	Crabapple	Y			
	Pear	Y			
	Hawthorn	N			
	Ginko	N			
	Red Oak	Y			
	Elm	N			
	Shingle Oak	Y			
	Red Maple	Y			
	Norway Maple	N			
	Sugar Maple	Y			
	London Planetree	Y			



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	River Birch	Y			
	Serviceberry	Y			

### **Section 9.1 – Lighting Standards**

	C5. Residential landscaping and landscaping	Acknowledged	Compliant
	<b>E. General Lighting Standards</b>		
	E1. Light fixtures: shield, adjustable reflector,	Directed downward	Compliant
	E2. Coach/porch lights exempted	Acknowledged	Compliant
	E3. Directed away from reflective surface	NA	Not reviewed at the plan review stage, but monitored by Code Enforcement, as necessary
	E4. Directed away from ROW and adjacent properties	NA	Not reviewed at the plan review stage, but monitored by Code Enforcement, as necessary
	E5. Light poles not to exceed 15 feet in height	12 feet & 14 feet	Compliant
	E6. Parking lot light poles to be uniform	Uniform poles	Compliant
	E7. No light poles in buffer yards	No light poles	Compliant
	<b>F. Sign Lighting</b>		
	Sign lighting will be reviewed during the sign permit review.		
	<b>G. Trail Lighting</b>		
	Lighting along the trail will be designed by the City.		

### **WESTFIELD ZONING ORDINANCE STANDARDS (WC 16.04.165)**

#### **1. Zoning District Standards - See above - UNION STREET FLATS PUD Article 3**

#### **2. Overlay District Standards**

The Property is exempt from the US 31 Overlay Zone.

#### **3. Subdivision Control Ordinance**

The Property is being platted. To-scale plat drawings need to be submitted for staff review. Staff will work with the petitioner to ensure compliance before the Preliminary Plat drawings are docketed for approval.

#### **4. Development Plan Review (WC 16.04.165, D3)**

a. Site Access & Circulation – See above - UNION STREET FLATS PUD Article 5.2



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b. <u>Landscaping</u> – See above – UNION STREET FLATS PUD Article 8
c. <u>Lighting Standards</u> – See above – UNION STREET FLATS PUD Article 9
d. <u>Signs</u> – UNION STREET FLATS PUD, Article 10
e. <u>Building Orientation</u> – See above – UNION STREET FLATS PUD, Article 3
f. <u>Building Materials</u> – See above – UNION STREET FLATS PUD, Article 3
<b><u>5. Comprehensive Plan Compliance</u></b>
The Grand Junction Addendum to the Comprehensive Plan contemplates high-density multi-family uses on the Property. The project is consistent with the Grand Junction Addendum.
<b><u>6. Street and Highway Access</u></b>
Access to the Property is provided via South Union Street. An additional access point is planned for when South Street is extended at the southern portion of the Property.
<b><u>7. Street and Highway Capacity</u></b>
Adjacent street capacity is adequate to serve the Project.
<b><u>8. Utility Capacity</u></b>
The petitioner is coordinating with Westfield Public Works Department to ensure proper utility capacity is achieved.
<b><u>9. Traffic Circulation Compatibility</u></b>
Efficient traffic circulation for both motorists and pedestrians is depicted in the site plan.
<b><u>PUBLIC POLICIES</u></b>
<u>Comprehensive Plan-Feb 2007</u>
The Grand Junction Addendum to the Comprehensive Plan contemplates high-density multi-family uses on the Property. The project is consistent with the Grand Junction Addendum.
<u>Thoroughfare Plan-Feb 2007</u>
The Westfield-Washington Township Thoroughfare Plan roadway classification map identifies the impacted segment of Union Street as a “Secondary Arterial”, and recommends a minimum dedication of a sixty (60) foot half right-of-way. It also indentifies a future extension of South Street along the southern part of the Property, with a full right-of-way of 100 feet.
<u>Parks &amp; Recreation Master Plan-Dec 2007</u>



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The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community's existing parks and trail systems. Union Street Flats includes an extensive trail system in the development of the site in addition to a segment of the Anna Kendall Creek Trail.

#### Water & Sewer System

The Property is currently on both, the City's water and sewer systems.

#### Annexation

The Property is within the corporate boundaries of the City of Westfield.

#### Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

#### Plan Documentation

Pending compliance with any conditions, the petitioner will have provided the required documents.

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	07/02/10	-	Submitted
Fees	07/02/10	-	Paid
Legal Description	07/02/10	-	Submitted
Consent Form		-	NA
Site Plan	07/02/10	09/01/10	Compliant
Location Map	07/02/10	-	Submitted
Landscape Plan	07/02/10	09/01/10	Revisions being made
Sign Plan	NA	-	NA
Lighting Plan	None	09/01/10	Compliant
Building Elevations	07/02/10	09/01/10	Compliant
Access & Circulation	07/02/10	-	Submitted
Traffic Impact Study	None	09/01/10	Submitted
Statement of Development Build-Out	None	09/01/10	Submitted
Grand Junction Plan	07/23/10		Submitted

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	6/15/2009	Meeting Held
TAC	7/20/2010	Meeting Held
Notice - Sign on site	7/23/2010	Posted
Notice- Newspaper	7/23/2010	Published
Notice -Mail	7/23/2010	Postmarked



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## **STAFF RECOMMENDATION**

1 Delegate approval of the Landscaping Plan to the Westfield Community Development Department Staff.

2 Approve 1008-DP-07 & 1008-SPP-01 with the following condition:

a. That all necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of a building permit.

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*KMT*